

Site Design

Standards for All Uses

PEDESTRIAN WALKWAYS

Intent

- **Pedestrian Network.** To create on-site pedestrian networks from streets and drives to building entrances, through parking lots to connect buildings to the street (see Surface Parking Location standards), and between sites.
- **Through Block Connections.** To create through block connections between blocks of development, between streets, and connecting streets to public spaces.

Standards

Required

1. Locations. Clear and visible pedestrian walkways shall be provided in the following locations:

- a. Through Block Connections.
 - i. Northwest Quadrant: If the property abuts a proposed pedestrian route designated in the Northwest Quadrant Circulation Plan, which is located on page III-13. In areas not identified on the Circulation Plan, one pedestrian walkway shall be provided for an average of every 300' or less of street frontages in the north-south and east-west directions to create a linked pedestrian walkway system around and through the Northwest Quadrant. Distances may vary from exactly 300' to accommodate linking adjacent development on a case-by-case basis,
 - Public spaces shall be linked to adjacent streets and developments.
 - Exact locations of pedestrian walkways shall be determined at the time of development to accommodate linkages between adjacent developments;



Through block pedestrian walkway.



Pedestrian walkways can be meander and vary in width.

PEDESTRIAN WALKWAYS, continued



Site lighting, landscaping, special paving, and bollards define a parking lot pedestrian walkway.



Special paving and landscaped edges define this through block pedestrian walkway.

ii. Northeast Quadrant: In the Northeast Quadrant, one pedestrian walkway shall be provided between the north and south end of the property, spaced an average of every 300' or less of street frontages. The walkway must connect with walkways located on other properties established in accordance with this condition. Distances may vary from exactly 300' to accommodate linking adjacent developments on a case-by-case basis. The Comprehensive Plan Downtown Circulation Concept shall be a general guide to priority pedestrian links.

- Public spaces shall be linked to adjacent streets and developments.
 - Exact locations of pedestrian walkways shall be determined at the time of development to accommodate linkages between adjacent developments.
- b. Street to Building Entrances. Between a public right-of-way and building entrances where the building is setback from the street, sidewalk, or parking area;
- c. Parking Lots to Building Entrances. Between parking lots and building entrances;
- d. Building to Building. Between buildings where multiple structures are a part of a single development project.
- e. As identified on the Northwest Quadrant Circulation Plan, which is located on page 13.

2. Minimum/Average Width.

- a. For buildings up to 3 stories in height, pedestrian walkways shall be a minimum of 4 feet wide with a minimum average width of 6 feet. The minimum/average walkway width

does not include additional areas which may be required for landscaping or site furnishings.

- b. For buildings greater than 3 stories in height, 1 of the following shall be used:
 - 1. A minimum of 8 feet wide with a minimum average width of 12 feet. The minimum/average walkway width does not include additional areas which may be required for landscaping or site furnishings.
 - 2. Building walls above 3 stories in height shall be stepped back from the first 3 stories by 10'. (See Building Locations/ Set-backs p. III - 19, 1.b).

3. Lines of Sight. Locate walkways with clear sight lines for safety. Landscaping and site furnishings in the walkway shall not obstruct visibility of the walkway or sight lines to building entrances.

4. Clearly Defined Walkways. Define all pedestrian walkways using a combination of 1 or more of the following techniques:

- a. Special Paving. Scored concrete, stained/colored concrete, concrete pavers, paving inlays, mosaics, or other special paving material. Not all portions of the pedestrian walkway are required to be paved, however a minimum of 60% of the pedestrian walkway shall provide an all weather walking surface;
- b. Architectural Features. Trellises, railing, low seat walls, weather protection, bollards, or other architectural features. Chain link fences are not allowed;

PEDESTRIAN WALKWAYS, continued

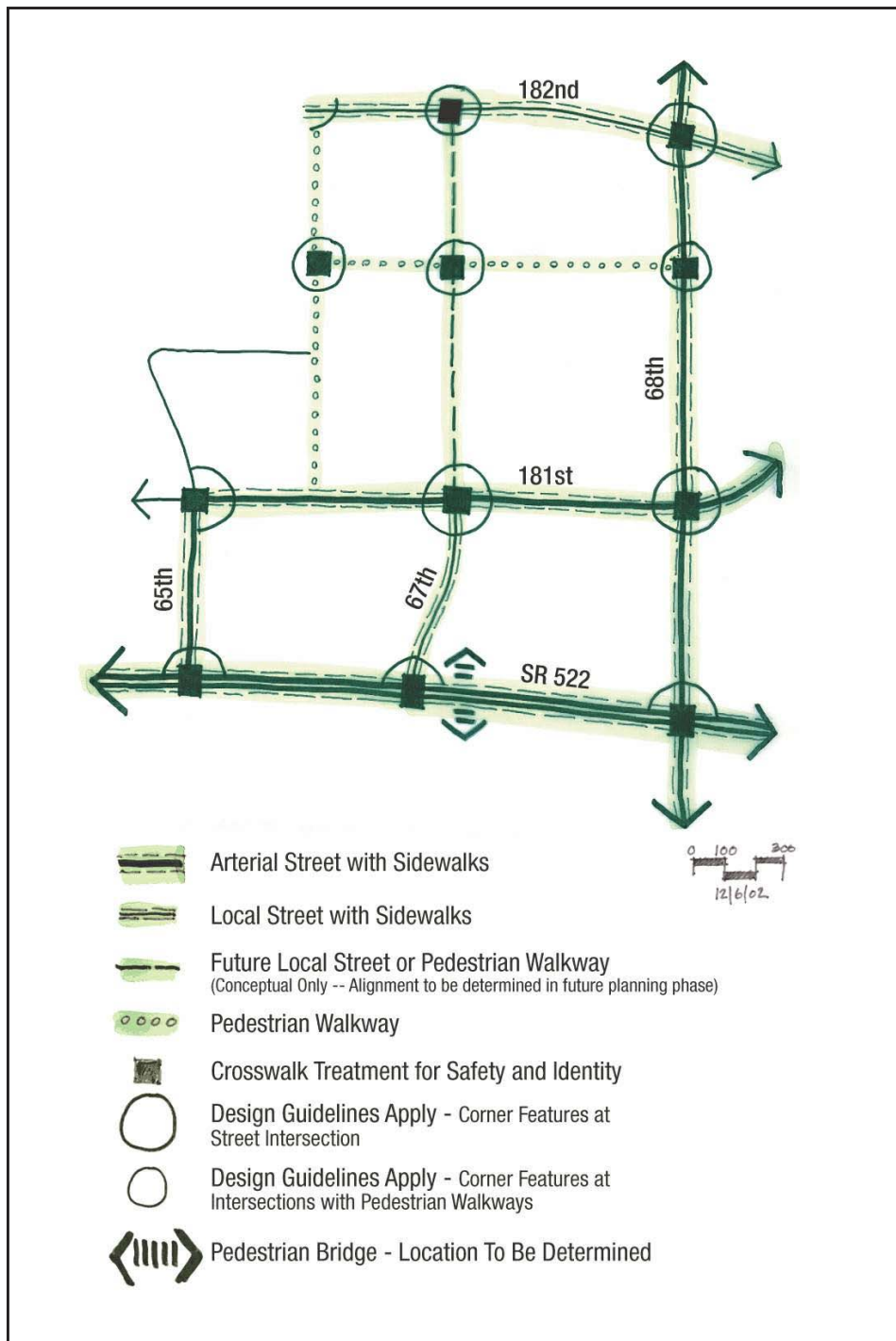
c. **Landscaped Edges.** A continuous, landscaped area a minimum of 3 feet wide flanking at least one side of the pedestrian walkway. Landscaping shall meet the City's landscaping requirements. In the case of through block connections, 4.c shall apply in all cases, in addition to either 4.a or 4.b above.

5. Lighting. Pedestrian walkways shall include lighting such as pedestrian lights, bollards, and accent lighting to assist pedestrian navigation and promote a safe and comfortable walking space.

6. Pedestrian Walkways in Parking Lots. Where a walkway abuts or intersects a vehicular route (a driveway or driving aisle within a parking lot), landscaping shall be required consistent with 4.c. If the walkway abuts a driveway or driving aisle on both sides, 4.c shall apply to both sides.

Not Allowed

7. Narrow breezeways between buildings without architectural embellishments or site furnishings shall not be allowed.



Northwest Quadrant Circulation Plan

Notes: This map is intended for planning purposes only and is not guaranteed to show accurate measurement. Signals at pedestrian crossings will be evaluated on a case-by-case basis.

Source: Arai/Jackson Architects and Planners & Berger/ABAM Engineers



Outdoor seating in plaza area



Outdoor seating, public art, and landscaping in plaza areas.



PUBLIC SPACES AND PLAZAS

Intent

- **Comfortable and Usable Public Space.** Create usable, accessible, and inviting public open space for pedestrians.

Standards

Required

1. Access. Public spaces shall be visible and accessible to the public. All public spaces shall have pedestrian access from the primary public right-of-way or designated pedestrian walkway.

2. Public Space Amenities. Public spaces and plazas shall include at least 1 or more of each of the following elements (in 2 a-c below):

- a. **Special Paving.** Scored concrete, stained/colored concrete, concrete pavers, paving inlays, mosaics, or other special paving material.
- b. **Landscaping.** Trees, shrubs, trellises, flowers, or container plants;
- c. **Seating area.** Benches, low seating walls. Four linear feet or at least 1 seat per 60 sq. ft. of plaza area or open space.

In addition to the requirements in 2 a-c above, public spaces and plazas shall also contain 1 or more of the following elements:

- d. **Public art, fountain, or sculpture;**
- e. **Drinking Fountain;**
- f. **Gazebos or other covered/sheltered space;**
- g. **Other elements which meet the intent of this section such as grade/elevation changes, historic markers, art elements, pools, or others;**

PUBLIC SPACES AND PLAZAS, continued

3. Site Lighting. Use site lighting such as pedestrian lights, bollards, accent lighting, or building-mounted lighting to provide safe and comfortable public spaces. See Site Lighting Standards on page III-18.

4. Solar Access. Where feasible, locate public spaces and courtyards to maximize southern and western sun exposure.



Site furnishings add detail to an outdoor seating area.



Benches and container plants create an inviting space.

SITE FURNISHINGS

Intent

- **Furnishings Add Comfort and Detail.** To create inviting, pedestrian-friendly public spaces by incorporating site furnishings in plazas, public spaces, building entries, and in other pedestrian areas.

Standards

Required

1. **Durable Furnishings.** Site furnishings (benches, tables, bicycle racks, bollards, trash receptacles) and pedestrian amenities shall be made of durable, vandal-resistant, and weather-resistant materials which do not retain rainwater.
2. **Siting.** Site furnishings shall be located in all required public spaces such as:
 - a. Plazas, pedestrian walkways and other pedestrian areas;
 - b. Where building setbacks are allowed to:
 - Highlight building entrances (a minimum 3.5 feet recessed depth or greater than or equal to 16 square feet);
 - Provide seating in a landscaped public area. Seating shall be provided at a ratio of 4 linear feet or at least 1 seat per 60 sq. ft. of plaza area or open space;
3. **Placement.** Site furnishings shall not impede or block pedestrian access to plazas, open spaces, or building entrances.

SITE FURNISHINGS, continued

4. Incorporate Site Furnishings. Use a combination of 4 or more site furnishings in required public spaces. Site furnishings include but are not limited to:

- a. Trash Receptacles (REQUIRED as one of the four site furnishings);
- b. Benches/seating;
- c. Tables;
- d.. Bike racks;
- e. Drinking Fountains;
- f. Pedestrian scaled lighting (other than street lights in the public right-of-way);
- g. Public art;
- h. Container Plants.



Site lighting complements other site furnishings.



Site lighting accentuates building entrance and landscape features.

SITE LIGHTING

Intent

- **Adequate Lighting Levels.** To provide adequate lighting levels in pedestrian areas such as plazas, pedestrian walkways, parking areas, building entries, and other public areas.
- **Complement Street Lighting.** To provide pedestrian scaled, accent, and festival lighting to accompany street lighting.
- **Safety.** To provide well-lit, comfortable, and safe pedestrian areas.
- **Minimize Night Glow.** To ensure adequate lighting is confined to the project site and minimizes night glow and impacts to adjacent properties.

Standards

Required

1. **Light Pedestrian Areas.** Use pedestrian scaled lighting to define plazas, courtyards, pedestrian walkways, crosswalks, building entries, and other pedestrian areas. Pedestrian scaled lighting includes but is not limited to:
 - a. Pedestrian lights (maximum 14 foot height);
 - b. Bollard lights;
 - c. Accent lighting.
2. **Shielding.** All site lighting shall be shielded and directed away from adjacent buildings to avoid glare and 'night glow'. Site lighting will be reviewed on a project specific basis to ensure site lighting is directed onto the pedestrian area and away from adjacent uses. Site lighting review will address:
 - a. Footcandle illumination;
 - b. Optics;
 - c. Shielding techniques;
 - d. Consideration of adjacent uses, especially adjacent residential buildings.

SITE LIGHTING, continued

3. Adequate Illumination. Site lighting shall be reviewed on a project specific basis to ensure pedestrian areas are adequately lit. Review considerations shall include:

- a. Spacing;
- b. Height of light fixture;
- c. Shielding techniques.

4. Complementary Style. Site lighting shall complement and coordinate with other site furnishings used throughout the site development project and shall complement street lighting in the public right- of-way.

5. Light Special Areas. Use accent lighting at focal points such as building entrances, site entrances, public art, and landscape features.



Mixed use building with a small recessed entrance to allow for outdoor seating.



This building is setback at the corner to provide outdoor seating and other site furnishings.

BUILDING LOCATION/SETBACKS (For Commercial/Mixed Use Buildings)

Intent

- **Retail Visibility.** To ensure visibility of retail businesses, to establish active, lively uses along the sidewalk, and to encourage strolling in the downtown.

Standards

Required

1. Buildings Close to Sidewalk. The majority of buildings shall be located directly abutting the sidewalk except where setback to highlight building entrances, plazas or to provide wider sidewalks, as follows:

- a. **Highlight Entrances.** A minimum setback of four feet shall be allowed to highlight entrances or to provide wider sidewalks;
- b. **Landscaped Area.** A maximum setback of up to ten feet shall be allowed to provide seating in a landscaped public area (See p. III-11, 2.b.2);
- c. **Corner Lots.** On corner lots, the building shall face the primary street; the primary entrance must be on one of the two streets, with the location determined on a case-by-case basis, evaluating access, volumes, adjacent uses, on site and through site circulation, and other fixed site features.
- d. **Plazas at corners.** A maximum setback of up to ten feet on corner lots shall be allowed to provide plaza space;
- e. **Multiple Buildings in One Development;** or properties subject to compliance with Surface Parking Lot Location standard 2, Street Frontage, on page 25. At least 55% of the lot frontage shall be occupied by the primary building. The remaining buildings and associated parking may be setback further from

the street. In cases where the development is on a corner lot, the building shall abut the primary street; the primary entrance must be on one of the two streets, with the location determined on a case-by-case basis, evaluating access, volumes, adjacent uses, on site and through site circulation, and other fixed site features.

- f. Properties fronting SR-522. Parcels fronting SR-522 shall be setback 10' from the right-of-way to allow for sidewalks;
- g. Recessed entrances are allowed.
- h. On-street parking. Buildings may be setback to a planned right-of-way boundary for the purposes of adding on-street parking.



Shallow front yards for residential buildings.

BUILDING SETBACKS

(For Residential/Primarily Residential Uses)

Intent

- **Pedestrian Orientation and Densities.** To ensure pedestrian orientation and desired densities in downtown.
- **Transition and Buffer.** To provide minor transition and buffer areas between streets and residences which can function as outdoor space.

Standards

Required

1. Buildings Close to Sidewalk. A minimum 6 foot setback, with an average setback of 8 feet per street frontage shall be required of primary structures to allow for shallow, residential front yards. The minimum setback for garages, carports, and paved parking shall be 10 feet. In the Northwest Quadrant, maximum setbacks for any structures shall be 10 feet.

2. Modulate Street Facing Facades. Use minor modulation techniques such as:

- a. recessed entries;
- b. landscaped gardens;
- c. plazas;
- d. courtyards.

3. Palette of Front Yard Transition Elements.

Use two or more of the following elements to provide front yard transitions and create usable front yard space:

- a. steps;
- b. low fences;
- c. trellises;
- d. site furnishings;

- e. low hedges, trees, and landscaped borders;
- f. patios if a low fence or trellis is included for added privacy.

4. Palette of Entrance Elements. Provide entrance elements such as:

- a. gates;
- b. archways or arbors;
- c. walkway covers;
- d. special paving;
- e. pedestrian lighting.



Parking located to the side of and underneath the building.



Parking located between buildings.

SURFACE PARKING LOT LOCATION

Intent

- **Maintain Active Street Frontage.** To maintain contiguous active pedestrian street frontages by avoiding parking lot siting along sidewalks and street frontages.
- **Minimize Visual Impacts.** To minimize visual impact of parking lots through screening where parking lots are unavoidable on street frontages.

Standards

Required

1. Location of Parking Lots. For all new development, parking lots shall be located behind or to the side of buildings, or enclosed within or underneath the building. Parking lots shall be avoided along primary street frontages; on a corner lot, the primary entrance must be on one of the two streets, with the location determined on a case-by-case basis, evaluating access, volumes, adjacent uses, on site and through site circulation, and other fixed site features. The Parking Lot Screening requirements on page III-26 apply where a surface parking lot or portions of abut a public right-of-way. Parking lots shall not be located between a public right-of-way and the building unless the following exceptions apply:

- a. No other feasible alternative exists; or
- b. The property has frontage on SR-522 and takes primary access from SR-522 as of the effective date of the design standards; and/or
- c. The development consists of multiple buildings in one development on a minimum of 4 acres;

In which case the provisions of standard 2 below applies.

SURFACE PARKING LOT LOCATION, Continued

2. Street Frontage. Where consistent with the exceptions of standard 1 above, parking lots on street frontages shall be located between buildings, with no less than 55% of the property street frontage devoted to the building facade. The street frontage devoted to surface parking shall also be appropriately screened per the Parking Lot Screening standards on page III-26.

3. Pedestrian Walkways. Where a surface parking lot is located between the public right-of-way and the primary building, a pedestrian walkway shall be provided through the parking lot to connect the building to the street per the Pedestrian Walkway standards on page III-9 and the development standards of KMC 18.45.100.C.



Trellis used as parking lot screen.



A combination of a screen wall and evergreen landscaping provide parking lot screening.

PARKING LOT SCREENING

Intent

- **Reduce Visual Prominence.** To reduce visual impact of parking lots through screening techniques.

Standards

Required

1. Perimeter Screening. Where surface parking lots are adjacent to a public right-of-way, the parking lot shall provide a minimum 10 feet wide planting strip between the parking lot and right-of-way(s). Landscape requirements in the Kenmore Development Standards Design Requirements Chapter 18.35 and 18.40 also apply.

2. Screening Techniques. Year round perimeter screening shall provide a visually impervious screen utilizing 1 or more of the following screening techniques:

- a. **Screen Walls.** Low walls, opaque hedge walls, etc. shall be a minimum of 3 foot height and maximum of 4 feet height. Where screen walls are used, the 10 foot wide planting strip requirement may be reduced by 2 feet.
- b. **Screen Wall Transparency.** For screen walls taller than 4 feet height, all elements above 4 feet shall be made of semitransparent materials i.e. lattice walls, trellises, etc. Those portions of the screen wall taller than 4 feet height shall be a minimum of 85% transparency (i.e. see through railing, trellis, or similar treatment);
- c. **Evergreen Shrubs.** Shrubs shall be maintained at a maximum 4 foot height from the sidewalk to maintain visibility into the site for security/safety purposes. At planting, shrubs shall be a minimum 2-gallon pot size or balled and burlapped equivalent.

- d. Trees. A mixture of evergreen and deciduous trees and shrubs. At planting, deciduous trees shall be a minimum 3-inch caliper at planting. Evergreen trees shall be a minimum of six foot height to the uppermost branching point at planting.
- e. Wood fences. If a wood fence is used, the fence shall have decorative detailing at the top (i.e. trellis materials) and an 8 foot wide planting strip. The requirements of item b. Screen Wall Transparency (page III-26) are also applicable.

3. Supporting Ground Cover. Evergreen ground cover, other than grass, shall be used in addition to the screening techniques identified above. A maximum of 45% of all ground cover required shall be dedicated to grass.

Not Allowed

4. Plain Fence. Unadorned wood fences or chain link fencing are not allowed.



Shared parking lot access between multiple commercial buildings.

LOCATION OF DRIVEWAYS

Intent

- **Minimize Sidewalk Interruptions.** To maintain continuous uninterrupted sidewalks by minimizing, consolidating, and eliminating driveways and promoting shared access to the extent possible.

Standards

Required

1. **Locate Driveways.** Locate vehicular driveways on side streets and alleys unless the primary street is the only means of access to the site.
2. **Parking Lot Entrances.** Parking lot entrances shall be clearly identified with markers such as a trellis, monument, low wall, or landscaping.
3. **Continuous Sidewalks.** Extend sidewalk paving across driveway to maintain sidewalk continuity.
4. **Kenmore Road Standards.** Driveway locations shall satisfy the requirements of the current city adopted road standards.

OUTDOOR SERVICE AND STORAGE AREAS

Intent

- **Screening.** To maintain design continuity by screening mechanical, service, and storage areas.

Standards

Required

1. Siting of On-Site Storage Areas. All outdoor service and storage areas such as mechanical equipment, outdoor storage, trash/recycling containers, satellite dishes, accessory telecommunications devices, etc. shall be fully screened and shall not be visible from adjacent public streets or from views above from adjacent buildings. The Kenmore Development Standards - Design Requirements Section 18.35.210 also apply.

2. At-Grade Service Areas. At grade storage areas such as outdoor storage and/or trash/recycling containers shall be screened from adjacent streets and public rights-of-ways and from views above from adjacent buildings. Pedestrian oriented trash receptacles along walkways and in public spaces are excepted from this requirement.

3. Screening Techniques. Service area screening shall be 100% sight obscuring, year round utilizing one or more of the following screening techniques:

- a. **Fences and Walls.** Fencing and walls materials shall be integrated and compatible with the design of the building (i.e. use the building's materials on fence columns);
- b. **Adjacent to Pedestrian Walkways.** Where an outdoor storage areas is adjacent to a pedestrian walkway, fences installed for screening may be used only in combination with either landscaping, vines, trellis, or similar landscaping screening technique;



Outdoor storage is screened utilizing materials compatible with the building design.

OUTDOOR SERVICE AND STORAGE AREAS, continued

- c. Evergreen Hedges and Shrubs. Landscaping shall meet the City's landscaping requirements for Type I landscaping;
- d. Trees. A mixture of evergreen and deciduous trees. Landscaping shall meet the City's landscaping requirements for Type I landscaping.

4. Mechanical Equipment. Locate mechanical equipment early in the design process to ensure integration with the building design. Roof mounted mechanical equipment shall be grouped together, integrated into the building design, and thoroughly screened from view from the street level and above from adjacent buildings. Roof mounted screening techniques include but are not limited to:

- a. Roof Treatment. Roof line designed to screen visibility of mechanical equipment from an adjacent public street(s);
- b. Paint. Paint mechanical equipment to match or approximate the color of the roof;
- c. Setbacks. Position mechanical equipment away from building edges.